

# UNOFFICIAL COPY

Prepared by:  
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Chicago, Illinois 60606  
(2881-062)

Prepared on behalf of:  
Village of Mount Prospect

PINs:  
03-35-200-026-0000



Doc# 2218957017 Fee \$88.00

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 07/08/2022 11:55 AM PG: 1 OF 4

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## COOK COUNTY, ILLINOIS RECORDING COVER SHEET

**ORDINANCE NO. 6635: AN ORDINANCE GRANTING A ZONING MAP  
AMENDMENT FOR THE PROPERTY LOCATED AT 350 N. WOLF ROAD, MOUNT  
PROSPECT, ILLINOIS**

### LEGAL DESCRIPTION:

LOT 1 IN WINONA SCHOOL SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 35,  
TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1984 AS  
DOCUMENT LR3353847 (EXCEPTING THAT PART TAKEN FOR CONDEMNATION IN  
CASE 87L51412 DATED JUNE 16, 1888) IN COOK COUNTY, ILLINOIS.

**COOK COUNTY ASSIGNED ADDRESS:** 350 N. Wolf Road, Mount Prospect, IL

**PIN:** 03-35-200-026-0000

After recording return to:  
Recorder's Box 324

RECORDING FEE 88.00  
DATE 7-8-22 COPIES 6x  
ON BY RC

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ORDINANCE NO. 6635

AN ORDINANCE GRANTING A ZONING MAP AMENDMENT FOR PROPERTY LOCATED  
350 N. WOLF ROAD, MOUNT PROSPECT, ILLINOIS

**WHEREAS**, the Petitioners, Bobby Patterson and Jim McGill representing Stotan Industrial, "Petitioners", are seeking a zoning map amendment from B-1 Office to I-1 Limited Industrial and legally described as:

LOT 1 IN WINONA SCHOOL SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1984 AS DOCUMENT LR3353847 (EXCEPTING THAT PART TAKEN FOR CONDEMNATION IN CASE 87L51412 DATED JUNE 16, 1888) IN COOK COUNTY, ILLINOIS.

Property Index Number: 03-35-200-026-0000; and

**WHEREAS**, the "Petitioners" seek a Zoning Map Amendment from B-1 Office to I-1 Limited Industrial to demolish the existing office building and construct a 100,400 square foot spec industrial warehouse and;

WHEREAS, a Public Hearing was held on the request for a Zoning Map Amendment being the subject of PZ-07-22 before the Planning and Zoning Commission of the Village of Mount Prospect on the 12<sup>th</sup> day of May, pursuant to proper legal notice having been published in the Daily Herald on the 27<sup>th</sup> day of April; and

**WHEREAS**, the Planning and Zoning Commission has submitted its findings and recommendations to the Mayor and Board of Trustees in denial of the request being the subject of PZ-07-22; and

**WHEREAS**, the Mayor and Board of Trustees of the Village of Mount Prospect have given consideration to the request herein and have determined that the request meets the standards of the Village and that the granting a Zoning Map Amendment from B-1 Office to I-1 Limited Industrial would be in the best interest of the Village.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS ACTING IN THE EXERCISE OF THEIR HOME RULE POWERS:**

**SECTION ONE:** The recitals set forth hereinabove are incorporated as findings of fact by the Mayor and Board of Trustees of the Village of Mount Prospect.

**SECTION TWO:** The Mayor and Board of Trustees of the Village of Mount Prospect do hereby grant a Zoning Map Amendment from B-1 Office to I-1 Limited Industrial for property known as 350 N. Wolf Road, Mount Prospect subject to the following conditions:

1. Truck, trailer, and commercial van traffic shall only use the northern portion of the parking lot, and shall be restricted from entering the southern access point or utilizing the southern;
2. A tree preservation & removal permit is required;
3. An irrigation plan is required;
4. The trash enclosure construction shall be completed as part of any interior buildout permit;
5. Signage shall be installed on the subject property prohibiting trucks, trailers, and

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commercial vans from entering the southern parking lot;  
 6. All light poles shall be located in landscape islands, or installed within curbed areas;  
 7. Final Certificate of Occupancy shall not be issued until the petitioner acquires all necessary permits (MWRD, IDOT, etc.);  
 8. Compliance with all applicable Village Code requirements, including, but not limited to, zoning, fire code, sign code regulations, environmental health, and building regulations."

**SECTION THREE:** The Village Clerk is hereby authorized and directed to record a certified copy of this Ordinance with the Recorder of Deeds of Cook County.

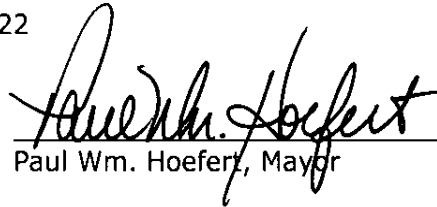
**SECTION FOUR:** This Ordinance shall be in full force and effect from and after its passage, approval and publication in in the manner provided by law.

AYES: Hoefert, Filippone, Matuszak, Rogers, Zadel

NAYS: Gens

ABSENT: Saccotelli

PASSED and APPROVED this 21<sup>st</sup> day of June, 2022

  
 \_\_\_\_\_  
 Paul Wm. Hoefert, Mayor

ATTEST:

  
 \_\_\_\_\_

Karen M. Agoranos  
 Village Clerk

Dated this 21<sup>st</sup> day of June 2022

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CONCEPTUAL NEW SITE PLAN FOR:

**WOLF ROAD**  
MT. PROSPECT, ILLINOIS

**SITE AREA** (#8.00 AC.) ±348,571 S.F.  
**DETECTION** TBD  
**BUILDING AREA** 100,400 S.F.  
**CAR PARKING** 96 CARS  
**CAR, BOX TRUCK, TRAILER PARKING** TBD  
**EXTERIOR TRUCK DOCKS** 12 DOCKS  
**FUTURE TRUCK DOCKS** 8 DOCKS  
**DRIVE IN OVERHEAD DOORS** 2 DOORS  
**CLEAR HEIGHT** 28'-0"

**SITE PLAN**

222040 KH 06-09-2022



**HARRIS ARCHITECTS, INC.**  
 WWW.HARRISARCHITECTS.COM  
 647.363.1155

